	ill in this information to ide	entify the case:					
U	nited States Bankruptcy Court for t	the:					
_	OUTHERN DISTRICT OF TEX ase number (if known):	.AS Chapt	er <u>11</u>		☐ Check if t amended		
∟ Oi	ficial Form 201						
V	oluntary Petition for N	on-Individuals	Filing fo	r Bankrupt	су		04/20
the	nore space is needed, attach a se case number (if known). For mo ividuals, is available.	•					nd
1.	Debtor's name	NEW BRAUNFELS	S ER LLC				
2.	All other names debtor used in the last 8 years						
	Include any assumed names, trade names and doing business as names						
3.	Debtor's federal Employer Identification Number (EIN)	8 1 - 2	_ 4 _ 8	7 _5 _	0 3		
4.	Debtor's address	Principal place of b	usiness		Mailing address, if dif place of business	ferent from	principal
		6030 S. Rice Aven	nue				
		Number Street Suite C			Number Street		
					P.O. Box		
		Houston	TX	77081			
		City	State	ZIP Code	City	State	ZIP Code
		Harris			Location of principal		fferent
		County			from principal place o	if business	
					3221 Commercial C	ircle	
					New Braunfels City	TX State	78132 ZIP Code
5.	Debtor's website (URL)						
c		Corporation (in-	Judina Limita	d Liobility Com	ny (LLC) and Limited Liebilis	/ Dortnaral:	- (LLD))
6.	Type of debtor	Partnership (exc	cluding LLP)	u шаршу сотгра	ny (LLC) and Limited Liability	r armershi	ノ (LLF <i>))</i>

Deb	otor NEW BRAUNFELS ER LLC	<u> </u>			Case number (if known)				
7.	Describe debtor's business	A.	Check one:						
			Single Asset I Railroad (as of Stockbroker (a Commodity B	Real lefin as d roke k (as	ness (as defined in 11 U.S.C. § 101(27A)) Estate (as defined in 11 U.S.C. § 101(51B)) ed in 11 U.S.C. § 101(44)) efined in 11 U.S.C. § 101(53A)) er (as defined in 11 U.S.C. § 101(6)) defined in 11 U.S.C. § 781(3))				
		В.	Check all that a	apply	<i>y</i> .				
			•	Tax-exempt entity (as described in 26 U.S.C. § 501) Investment company, including hedge fund or pooled investment vehicle (as defined in					
			_		or (as defined in 15 U.S.C. § 80b-2(a)(11))				
		C.	•		erican Industry Classification System) 4-digit code that best describes debtor. See ts.gov/four-digit-national-association-naics-codes				
8.	Under which chapter of the	Che	eck one:						
	Bankruptcy Code is the debtor filing? A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business"		Chapter 7 Chapter 9 Chapter 11.	Che	ck all that apply: The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).				
	debtor") must check the second sub-box.				The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, AND IT CHOOSES TO PROCEED UNDER SUBCHAPTER V OF CHAPTER 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).				
					A plan is being filed with this petition.				
					Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).				
					The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy Under Chapter 11 (Official Form 201A) with this form.				
					The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.				
			Chapter 12						

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Deb	otor NEW BRAUNFELS ER LL	С			Case numbe	r (if known)	
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years?		No Yes.	District	When	MM / DD / YYYY	Case number
	If more than 2 cases, attach a separate list.			District	M/L	MM / DD / YYYY	Case number
10.	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?		No Yes. Debtor District			ship	
	List all cases. If more than 1, attach a separate list.			Case number, if known Debtor			MM / DD / YYYY
				District Case number, if known			MM / DD / YYYY
11.	Why is the case filed in this district?		Debto days	that apply: or has had its domicile, principal place of immediately preceding the date of this other district.			
			A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.				

Deb	tor NEW BRAUNFELS ER LLC		Case number (if known)						
12.	Does the debtor own or have possession of any real property or personal property that needs immediate attention?	ب	needed.	s. Answer below for each property that needs immediate attention. Attach additional sheets if needed. Why does the property need immediate attention? (Check all that apply.)					
			It poses or is alleg safety. What is the hazard		o pose a threat of imminent an	d ide	ntifiable hazard to public health or		
			☐ It needs to be phys	sical	ly secured or protected from the	ne we	eather.		
			attention (for exam						
			Other						
			Where is the property	?	Number Street				
					City		State ZIP Code		
			Is the property insured	d?					
			☐ No☐ Yes. Insurance a	gen	су				
			Contact nar	ne					
			Phone						
	Statistical and adn	ninstr	ative information						
13.	Debtor's estimation of available funds		Funds will be available for di		oution to unsecured creditors. es are paid, no funds will be av	ailab	le for distribution to unsecured		
14.	Estimated number of creditors	□ 1	1-49 50-99 100-199 200-999		1,000-5,000 5,001-10,000 10,001-25,000		25,001-50,000 50,001-100,000 More than 100,000		
15.	Estimated assets	\$ \$ \$	\$50,001-\$100,000 \$100,001-\$500,000		\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million		\$500,000,001-\$1 billion \$1,000,000,001-\$10 billion \$10,000,000,001-\$50 billion More than \$50 billion		
16.	Estimated liabilities	□ \$ ▼ \$	\$50,001-\$100,000 \$100,001-\$500,000		\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million		\$500,000,001-\$1 billion \$1,000,000,001-\$10 billion \$10,000,000,001-\$50 billion More than \$50 billion		

Deb	tor NEW BRAUNFELS ER L	LC Cas	e number (if known)	
	Request for Relie	ef, Declaration, and Signatures		
WAI		erious crime. Making a false statement in connection wient for up to 20 years, or both. 18 U.S.C. §§ 152, 1341,		e can result in fines up to
17.	Declaration and signature of authorized representative of debtor	 The debtor requests relief in accordance with the this petition. I have been authorized to file this petition on behalf in the examined the information in this petition are true and correct. 	alf of the debtor.	·
		I declare under penalty of perjury that the foregoing i Executed on 05/08/2020 MM / DD / YYYYY X /s/ Tom Vo	s true and correct. Tom Vo	
		Signature of authorized representative of debt		
18.	Signature of attorney	Title Mangaging Member X /s/ Nelson M. Jones III Signature of attorney for debtor	Dat	e <u>05/08/2020</u> MM / DD / YYYY
		Nelson M. Jones III Printed name LAW OFFICE OF NELSON M. JONES III Firm name 440 Louisiana		
		Number Street Suite 1575		
		Houston City	TX State	77002 ZIP Code
		(713) 236-8736 Contact phone 10973400 Bar number	Email addi	ress

	ill in this in	formation to identify the case			
	ebtor name	NEW BRAUNFELS ER LLC			
 _U	Inited States Ba	ankruptcy Court for the: SOUTHERN	DISTRICT OF TEXAS		
С	case number f known)			-	k if this is an ded filing
Of	fficial Form	n 206A/B			
Sc	chedule A	/B: Assets Real and Pe	ersonal Property		12/15
inte inc In S Un Be pag	erest. Include clude assets an Schedule A/B, expired Lease as complete a ges added, wri	erty, real and personal, which the de all property in which the debtor hold not properties which have no book valist any executory contracts or unex s (Official Form 206G). Ind accurate as possible. If more spite the debtor's name and case numbation applies. If an additional speet	ds rights and powers exercisable lue, such as fully depreciated a spired leases. Also list them on ace is needed, attach a separate per (if known). Also identify the	e for the debtor's own bene ssets or assets that were no Schedule G: Executory Con e sheet to this form. At the form and line number to wh	fit. Also ot capitalized. ntracts and top of any nich the
	ditional informatinent part.	ation applies. If an additional sheet	is attached, include the amount	s from the attachment in the	e total for the
fixe onl	ed asset sched	th Part 11, list each asset under the a dule or depreciation schedule, that g uing the debtor's interest, do not dea s form.	ives the details for each asset in	n a particular category. List	each asset
P	Part 1: Ca	sh and cash equivalents			
1.	Does the del	btor have any cash or cash equivale	nts?		
	<u> </u>	to Part 2. Il in the information below.			
	All cash or c	eash equivalents owned or controlled	d by the debtor		Current value of debtor's interest
2.	Cash on han	nd			
3.	Checking, sa	avings, money market, or financial b	rokerage accounts (Identify all)		
	Name of insti	itution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
4.	Other cash e	equivalents (Identify all)			
	Name of insti	itution (bank or brokerage firm)			
5.	Total of Part Add lines 2 th	: 1 nrough 4 (including amounts on any ad	ditional sheets). Copy the total to	line 80.	\$0.00
P	Part 2: Depo	osits and prepayments			
6.	Does the del	btor have any deposits or prepayme	nts?		
	✓ No. Go t ☐ Yes. Fill	to Part 3. in the information below.			

Deb		UNFELS ER LLC		Case number (if known)	
	Name				Current value of debtor's interest
7.	Deposits, including	security deposits and utility	y deposits		debior 5 interest
	Description, including	g name of holder of deposit			
8.	Prepayments, inclu	ding prepayments on execu	tory contracts, leases, insuran	ce, taxes, and rent	
	Description, including	g name of holder of prepayme	ent		
9.	Total of Part 2. Add lines 7 through 8	3. Copy the total to line 81.			\$0.00
Pa	art 3: Accounts	receivable			
10.	Does the debtor ha	ve any accounts receivable?	?		
	No. Go to Part	l.			
	Yes. Fill in the in	nformation below.			
11.	Accounts receivabl	e			Current value of debtor's interest
11a.	. 90 days old or less:			= >	
		face amount	doubtful or uncollectible a	ccounts	
11b.	Over 90 days old:	,		=→	
		face amount	doubtful or uncollectible a	ccounts	
12.	Total of Part 3 Current value on line	es 11a + 11b = line 12. Copy t	the total to line 82.		\$0.00
Pa	art 4: Investmen	its			
13.	Does the debtor ow	n any investments?			
	✓ No. Go to Part 5	5.			
	Yes. Fill in the in	nformation below.			
				Valuation method used for current value	Current value of debtor's interest
14.	Mutual funds or pul	olicly traded stocks not inclu	uded in Part 1		
	Name of fund or				
15.		I stock and interests in inco ng any interest in an LLC, p	rporated and unincorporated artnership, or joint venture		
	Name of entity:		% of ownership:	:	
16.		, corporate bonds, and other ruments not included in Par	_		
	Describe:				
17.	Total of Part 4 Add lines 14 through	16. Copy the total to line 83.			\$0.00
Pa	art 5: Inventory,	excluding agriculture	assets		
18.	Does the debtor ow	n any inventory (excluding	agriculture assets)?		
	No. Go to Part 6				
	Yes. Fill in the in	nformation below.			

Deb			Case number (if known)		
	Name General description	Date of the last physical	Net book value of debtor's interest	Valuation method used for current value	Current value of debtor's interest
19.	Raw materials	inventory MM/DD/YYYY	(Where available)		
20.	Work in progress				
21.	Finished goods, including goods held	for resale			
22.	Other inventory or supplies				
23.	Total of Part 5 Add lines 19 through 22. Copy the total t		\$0.00		
24.	Is any of the property listed in Part 5 p	erishable?			
25.	Has any of the property listed in Part 5 □ No	been purchased	within 20 days before	the bankruptcy was filed?	
	Yes. Book value	Valuation m	nethod	Current v	alue
26.	Has any of the property listed in Part 5 No Yes	been appraised l	oy a professional with	in the last year?	
P	art 6: Farming and fishing-relate	ed assets (oth	er than titled moto	or vehicles and land)	
27.	Does the debtor own or lease any farm	ning or fishing-rela	ated assets (other tha	n titled motor vehicles and lan	nd)?
	✓ No. Go to Part 7.✓ Yes. Fill in the information below.		`		,
	General description		Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28.	Cropseither planted or harvested		(Wilele available)		
29.	Farm animals Examples: Livestock, po	ultry, farm-raised f	ish		
30.	Farm machinery and equipment (Other	r than titled motor	vehicles)		
31.	Farm and fishing supplies, chemicals,	and feed			
32.	Other farming and fishing-related prop	erty not already li	isted in Part 6		
33.	Total of Part 6. Add lines 28 through 32. Copy the total t	to line 85.			\$0.00
	Is the debtor a member of an agriculture No Yes. Is any of the debtor's property s No Yes	stored at the coope			
35.	Has any of the property listed in Part 6 □ No	been purchased	within 20 days before	the bankruptcy was filed?	
	Yes. Book value	Valuation m	nethod	Current v	alue
36.	Is a depreciation schedule available fo No Yes	r any of the prope	erty listed in Part 6?		
37.	Has any of the property listed in Part 6 ☐ No ☐ Yes	been appraised b	by a professional with	in the last year?	

Deb		NEW BRAUNFELS ER LLC		Case number (if known)			
		Name					
P	art 7: (Office furniture, fixtures, and equipment	; and collectibles				
38.	Does th	e debtor own or lease any office furniture, fixture	s, equipment, or colle	ectibles?			
		Go to Part 8. Fill in the information below.					
	General	description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest		
39.	Office for	urniture	(vviioro avaliabio)				
40.	Office fi	xtures					
41.		quipment, including all computer equipment and nication systems equipment and software					
42.	artwork;	bles Examples: Antiques and figurines; paintings, p books, pictures, or other art objects; china and cryst call card collections; other collections, memorabilia, coall card collections; other collections.	al; stamp, coin,				
43.	Total of Add line	Part 7. s 39 through 42. Copy the total to line 86.			\$0.00		
44.	Is a dep	reciation schedule available for any of the proper	rty listed in Part 7?				
45.	Has any No Yes	of the property listed in Part 7 been appraised by	y a professional withi	in the last year?			
P	art 8:	Machinery, equipment, and vehicles					
46.	Does th	e debtor own or lease any machinery, equipment	, or vehicles?				
	ست	Go to Part 9. Fill in the information below.					
	Include	description year, make, model, and identification numbers I, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest		
47.	Automo	biles, vans, trucks, motorcycles, trailers, and title	ed farm vehicles				
48.	Watercraft, trailers, motors, and related accessories Examples: Boats trailers, motors, floating homes, personal watercraft, and fishing vessels						
49.	Aircraft	and accessories					
50.		nachinery, fixtures, and equipment (excluding farrery and equipment)	n				
51.	Total of Add line	Part 8. s 47 through 50. Copy the total to line 87.			\$0.00		
52.	Is a dep	reciation schedule available for any of the proper	rty listed in Part 8?				
53.	Has any No Yes	of the property listed in Part 8 been appraised by	y a professional withi	in the last year?			

Debt	tor New BRAUNFELS ER LLC		Case n	umber (if known)	
Pa	rrt 9: Real property				
54.	Does the debtor own or lease any real prope	ertv?			
	No. Go to Part 10.✓ Yes. Fill in the information below.				
55.	Any building, other improved real estate, o	r land which the debto	r owns or in which	the debtor has an inte	rest
	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1	3221 Commercial Circle New Braunfels, Texas 78132				
	3221 Commercial Circle , New Braunfels, TX 78132 Lot 1, Revised Final Plat of COMAL REALTY, UNIT 1, City of New Braunfels, Comal County, Texas	REAL PROPERTY			\$3,587,000.00
56	Total of Part 9.	KEALT KOT EKTT		-	- 43,307,000.00
	Add the current value on lines 55.1 through 55.	6 and entries from any a	additional sheets. Co	opy the total to line 88.	\$3,587,000.00
	Is a depreciation schedule available for any of the property listed in Part 9 been No No No Yes No Yes Yes			st year?	
Pai	rt 10: Intangibles and Intellectual Pro	operty			
	Does the debtor have any interests in intang ✓ No. Go to Part 11. ☐ Yes. Fill in the information below. General description			ition method	Current value of
		debtor's (Where a		for current value	debtor's interest
60.	Patents, copyrights, trademarks, and trade s		, validation		
61.	Internet domain names and websites				
62.	Licenses, franchises, and royalties				
63.	Customer lists, mailing lists, or other compil	ations			
64.	Other intangibles, or intellectual property				
65.	Goodwill				
	Total of Part 10. Add lines 60 through 65. Copy the total to line 8	89.			\$0.00
	Do your lists or records include personally in No		of customers (as o	defined in 11 U.S.C. §§ ′	01(41A) and 107)?

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Deb		e number (if known)
68.	Name Is there an amortization or other similar schedule available for any of the property No Yes	listed in Part 10?
69.	Has any of the property listed in Part 10 been appraised by a professional within the No Yes	e last year?
Pa	art 11: All other assets	
70.	Does the debtor own any other assets that have not yet been reported on this form Include all interests in executory contracts and unexpired leases not previously reported. No. Go to Part 12. Yes. Fill in the information below.	
71.	Notes receivable	Current value of debtor's interest
	Description (include name of obligor)	
72.	Tax refunds and unused net operating losses (NOLs)	
	Description (for example, federal, state, local)	
73.	Interests in insurance policies or annuities	
74.	Causes of action against third parties (whether or not a lawsuit has been filed)	
75.	Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims	
76.	Trusts, equitable or future interests in property	
77.	Other property of any kind not already listed Examples: Season tickets, country club	membership
78.	Total of Part 11. Add lines 71 through 77. Copy the total to line 90.	\$0.00
79.	Has any of the property listed in Part 11 been appraised by a professional within the No Yes	e last year?

Debtor New BRAUNFELS ER LLC Case number (if known)

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

	Type of property	Current value of personal property	Current value of real property
80.	Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	\$0.00	
81.	Deposits and prepayments. Copy line 9, Part 2.	\$0.00	
82.	Accounts receivable. Copy line 12, Part 3.	\$0.00	
83.	Investments. Copy line 17, Part 4.	\$0.00	
84.	Inventory. Copy line 23, Part 5.	\$0.00	
85.	Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
86.	Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
87.	Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$0.00	
88.	Real property. Copy line 56, Part 9	→	\$3,587,000.00
89.	Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
90.	All other assets. Copy line 78, Part 11.	+\$0.00	
91.	Total. Add lines 80 through 90 for each column. 91a	***************************************	91b. \$3,587,000.00
92.	Total of all property on Schedule A/B. Lines 91a + 9	1b = 92	\$3,587,000.00

Fill i	n this in	formation to i	dentify the case	·			
Debtor name NEW BRAUNFELS ER LLC							
	United States Bankruptcy Court for the: SOUTHERN DISTRICT OF TEXAS						
							is an
Case number (if known)				amended filing			
Official Form 206D							
Schedule D: Creditors Who Have Claims Secured by Property 12/15							
Be as complete and accurate as possible.							
Do any creditors have claims secured by debtor's property?							
ш							
Yes. Fill in all of the information below.							
Part 1: List Creditors Who Have Secured Claims							
List in alphabetical order all creditors who have secured claims. than one secured claim, list the creditor separately for each claim.					e	Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
2.1	Creditor's name Regions Bank			Describe debtor's property that is subject to a lien		\$330,000.00	\$3,587,000.00
	Creditor's mailing address			3221 Commerical Circle, New Braunfels, Texas 78132			
	Arboretum			Describe the lien			
	4314 West Braker Lane		•	Deed of Trust			
			Y 70750	Is the creditor an insider or related party?			
	Austin	Austin TX 78759 Creditor's email address, if known		No Pes			
	Creditor's			Is anyone else liable on this claim?			
	Date debt was incurred			☑ No			
	Last 4 digits of account number 3 2 7 0 Do multiple creditors have an interest in the same property?			Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filing date, the claim is: Check all that apply. Contingent Unliquidated			
			e an interest in				
	√ No	— N					
	Yes. Specify each creditor, including this creditor, and its relative priority.			Disputed			

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$330,000.00